

ORDINANCE NO. 2008- 2

AN ORDINANCE AMENDING CHAPTER 3, SUPPLEMENTARY REQUIREMENTS AND PROCEDURES APPLICABLE WITHIN ZONES, SECTIONS 3-1 TO 3-20, OF THE UTAH COUNTY LAND USE ORDINANCE

THE COUNTY LEGISLATIVE BODY OF UTAH COUNTY ORDAINS AS FOLLOWS:

Part I:

Section 3-1 through 3-20 of the Utah County Land Use Ordinance are hereby amended to read as follows:

SUPPLEMENTARY REQUIREMENTS AND PROCEDURES APPLICABLE WITHIN ZONES

Part 1. General

ENT 18169;2008 PG 1 of 11
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 Feb 15 12:48 pm FEE 0.00 BY TD
RECORDED FOR UTAH COUNTY COMMUNITY D

3-1: INTENT

The intent of this chapter is to accumulate, under one heading, regulations which apply to land uses which may be allowed in one or more zones, rather than to repeat the regulations several times. Generally, it is not the intent of this section to specify uses allowed within a zone but to set forth supplementary and qualifying conditions which must be complied with in connection with uses which may be allowed in the zone.

3-2: YARDS TO BE UNOBSTRUCTED, EXCEPTIONS

Every part of a required yard shall be open to the sky and unobstructed from the ground upward for the entire breadth of the required setback distance, except for fences, landscaping features, swimming pools, open decks and patios that do not require guardrails, pump houses not greater than 120 square feet in area nor more than nine (9) feet in height that do not encroach into the designated road right-of-way as measured from the road centerline and will not create a sight barrier to the driveway access, and un-walled roof extensions, provided: no roof may extend more than two (2) feet into the required yard and no more than ten percent (10%) of the area of the required yard may be covered by such roof extension or structural landscaping feature. Also excepted are canopies over gasoline pumps in the NC-1 and HS-1 Zones, which may extend up to ten (10) feet into the required setback or separation distance.

3-3: STORAGE OF JUNK AND DEBRIS IN YARDS-PROHIBITED

No yard, field, or other open space shall be used for the placement or storage of junk, debris, or obsolete vehicles.

Exception: the land within the walls of a properly approved automobile wrecking yard or salvage yard in the I-1 Industrial Zone may be used for such purpose.

3-4: RENDERING PLANTS

Provisions of the land use ordinance permitting the care and keeping of livestock,

fowl, or fur bearing animals; fabrication and portion control of domestic livestock and poultry; the sorting of meat of domestic livestock and poultry; processing, packaging, freezing, thawing, canning or storage of farm products; recycling of useful materials; or other permitted or permitted conditional uses of land not specifically containing the words 'rendering plant' shall not be deemed to permit the rendering, storage or processing of livestock or animal by-products., or the storage or processing of animal waste materials.

Exclusion: This section shall not prevent any customary farm practices of removing or disposing of manure from a barn or pen used for raising livestock, fowl, or fur bearing animals.

3-5: YARD SPACE FOR ONE BUILDING ONLY

No required area, yard or other open space around an existing building or use which is needed to comply with the provisions of this ordinance shall be considered as providing the area, yard or open space for any other building or use; nor shall any area, yard or other required open space on an adjoining lot be considered as providing the area, yard or open space on the lot where a building is to be erected or constructed.

3-6: TRANSFER OF REQUIRED LOT SPACE PROHIBITED

In order to commence or continue any use of a parcel of land, such parcel shall contain the space necessary to meet the setback, yard, area, width, frontage, access, open space, and all other requirements of this ordinance for such use. In the event that the setback, yard, area, width, frontage, access, or other space required for an existing building or use is alienated from such building or use due to a lot split or transfer of part of the land, neither of the parcels resulting from the split shall be used or approved for use until compliance is reestablished by lot reconsolidating, change in use, or other corrective action.

3-7: ADJACENT UNSUBDIVIDED PARCELS IN THE SAME OWNERSHIP

Where two or more adjacent parcels of land are owned by the same person or entity, and are not included within a recorded subdivision plat or large scale development plat, the land included in the parcels may be considered to be one parcel for the purpose of meeting the requirements of this ordinance for a building lot, provided the owner(s) records a Declaration of Zoning Lot with the County Recorder which describes the subject parcels and which covenants that none of the territory described therein will be alienated from the appurtenant building nor used to qualify for some other building or use unless such is permitted by a change in the land use ordinance, and have provided a title report which establishes that the Declaration of Zoning Lot has priority over any trust deed, mortgage, or other interest which may encumber the property. "Adjacent" shall mean touching along a common side.

3-8: DWELLING SITE REQUIREMENTS

No lot or parcel of land, nor portion thereof, shall be used as a dwelling site which does not qualify as a "zoning lot" as defined herein and meets the area, frontage, width, use, and all other requirements of the zone in which it is located (all other sections of the land use ordinance which apply to the property in the subject

zone).

3-9: ACCESSORY BUILDING PROHIBITED AS LIVING QUARTERS

A dwelling unit, sleeping apartment, or kitchen shall not be permitted in any accessory building.

3-10: ONE DWELLING PER LOT

Only one building which contains a dwelling shall be located and maintained on a lot as defined in this ordinance, except for dwelling units at a rate of one per approved site in a planned unit development, planned subdivision, mountain home development, recreational resort, or mobile home park platted and recorded according to the provisions of land use ordinance chapter 6.

3-11: FRONTAGE ON AN APPROVED PUBLIC STREET REQUIRED, EXCEPTIONS

- A. For adequate access by emergency vehicles and local occupants, the frontage of each lot used as a site for a dwelling, commercial establishment, manned industrial plant or other facility occupied by humans, shall abut on an official state road, county road, or city street which has been paved under the direction of the unit of government having jurisdiction, and from which frontage such facility gains vehicular and pedestrian access exclusively and entirely across the subject lot. There are seven exceptions to the above requirement:
1. In commercial campgrounds or recreation vehicle courts access shall be by paved access driveways that have been provided according to the terms of land use ordinance chapter 3.
 2. In the NC-1 or HS-1 zones where the land use is a listed, permitted use in the zone and abuts a paved parking area which enters onto a paved public street, access shall be from said paved parking area.
 3. In large-scale developments that have been recorded with the County Recorder and where the lots or building sites abut on paved roads platted as a part of the development, access shall be from the frontage of said paved platted road across the subject lot or building site.
 4. In those specific large-scale developments approved and platted before the universal road paving requirements were adopted on August 8, 1984, and wherein the subject road was not required to be paved, the lot or building site shall abut a road that meets the criteria of a suitable "graveled road" as defined in the land use ordinance chapter 2 and the Utah State Code. The gravel surfacing material must cover the full road surface width that was approved for the development and extend the entire distance of the road across the lot frontage and on to the point where the gravelled road connects with the paved road system.
 5. Building permits for those land uses identified in paragraph "A" above, may utilize unpaved county roads for frontage which have been part of the county road system and continuously shown on the official county road map since December 12, 1975, meet the criteria of a suitable "graveled road" under the land use ordinance chapter 2 and the Utah State Code, and which have the required gravel surfacing material covering the entire travel-surface width as designated for the specific type of development in the Utah County Development Standards Ordinance. This gravel road requirement must be met across the entire lot frontage and on to the point

- where the graveled road connects with the paved road system.
6. In approved, noncommercial campgrounds, access from a paved county or state road or city street may be by a surfaced access driveway of sufficient design using engineering standards for a minimum of "H-20" loading in accordance with A Policy of Geometric Design of Highways and Streets (1990 edition) American Association of State Highways and Transportation Officials (AASHTO) or its equivalent counterpart in subsequent editions. Minimum driving surface width shall be twelve (12) feet and shall be provided according to the terms of chapter 3 of this ordinance. A road maintenance agreement must be entered into guaranteeing vehicular access during all periods of occupancy.
 7. In the M&G-1, CE-1 and CE-2 Zones, the vehicular and pedestrian access must be gained from the frontage, but need not be exclusively and entirely across the subject lot, if the Zoning Administrator finds that all of the following conditions are met:
 - a. because of the topography, the construction of an access from the frontage to the facility, exclusively and entirely across the subject lot, would require excessive cuts and fills; and
 - b. because of the topography, the construction of an access from the frontage to the facility, exclusively and entirely across the subject lot, would require an access of excessive length; and
 - c. the owner of the property on which the portion of the access which falls outside of the subject lot is located, has granted to the owner of the subject lot, and to the subject lot owner's heirs, successors, and assigns, a written permanent perpetual easement, in a form acceptable to the Zoning Administrator, which complies with all requirements for a legal access, which is appurtenant to the subject lot, and which easement has been recorded in the office of the Utah County Recorder, or, if the United States of America is the owner of the property on which the portion of the access which falls outside of the subject lot is located, the United States of America has granted a private road easement, in the official form utilized by the governmental entity, to the owner of the subject lot; and
 - d. the owner of the subject lot has signed and recorded in the office of the Utah County Recorder a restrictive covenant and acknowledgment, in a form acceptable to the Zoning Administrator, which provides that, if the permanent perpetual easement, or the governmental issued private road easement, is terminated, for any reason, the Occupancy Permit issued by Utah County will immediately and automatically be revoked and become null and void, and the subject lot will not be used for human occupancy, either temporarily or permanently, until such time as the permanent perpetual easement, or the governmental issued private road easement is reinstated and approved by the Zoning Administrator; and
 - e. the access driveway must be designed and constructed to a grade

no greater than 12 percent using engineering standards for a minimum of "H-20" loading in accordance with A Policy of Geometric Design of Highways and Transportation officials (AASHTO) or its equivalent counterpart in subsequent editions. A road maintenance agreement must be entered into between the owner of the subject lot and Utah County guaranteeing that the owner of the subject lot will maintain the access driveway in a condition to allow vehicular access during all periods of occupancy.

- B. Notwithstanding the above provisions, no road which is a county road due to its location within the ownership boundaries of the United States National Forest, the lands of the Bureau of Land Management (BLM), or the lands of another agency of the United States government, and maintained by Utah County under contract with the Forest Service, BLM, or other appropriate federal agency, shall be deemed to give adequate frontage unless:
1. Utah County has actual ownership of the right-of-way in the form of a recorded deed or written perpetual easement.
 2. The road surface is paved to connect the subject site to the rest of the paved part of the county road system, having a pavement width of 24 feet or more, a pavement thickness of 3 inches or more, and a gravel base underlying the pavement which is 8 inches or more in thickness.

3-12: MOTOR VEHICLE ACCESS

Access to all lots and parcels of land having frontage on a public street and development lots having frontage on private roads shall be obtained by an approved access permit from the Utah County Engineer or the Utah Department of Transportation, and access must comply with any conditions of those approvals. Gated access entries and driveway access shall comply with the adopted fire code.

3-13: EFFECT OF STREET PLAN

Wherever a lot abuts on an existing or proposed street that is depicted on the adopted general plan of Utah County, the depth of any required side, rear, or front yard for a building on such lot shall be measured from the street right-of-way lines designated in the plan, even if the street is currently narrower than the width found in the plan.

3-14: STORAGE OF TRUCKS IN CERTAIN ZONES PROHIBITED

The parking or other outdoor storage of trucks having a rated capacity of over one (1) ton, construction equipment, such as backhoes, loaders, graders, cement mixers, etc., or commercial vehicles (eg, bearing the logo or advertising of a business) is prohibited in all zones except the I-1, Industrial Zone.

Exception: Trucks rated greater than one (1) ton capacity that are used exclusively for agriculture production on the farm unit may be stored on the agricultural lot or parcel containing the farm dwelling.

3-15: OFF-STREET PARKING AND LOADING

A. INTENT AND SCOPE

The following regulations are established to increase safety and lessen congestion in the public streets, to provide adequately for parking needs associated with the development of land and increased automobile usage, to set standards for off-street parking according to the amount of traffic generated by each use, and to reduce the

on-street storage of vehicles. Requirements for parking lots and facilities shall be as follows:

B. NUMBER OF SPACES

The following shall be the minimum number of off-street parking spaces required for each particular use and shall be in addition to any parking located along a road right-of-way.

1. Residential structures shall have the number of parking spaces per dwelling unit as follows:
 - a. One-family dwelling or mobile home--two spaces (except in recreational resorts where land use ordinance chapter 6 applies).
 - b. Two-family dwellings--two spaces per dwelling unit.
 - c. Multiple-family dwellings--one and one-half (1.5) spaces per dwelling unit.
 - d. All other--two spaces per dwelling unit.

As a means of encouraging the occupants of multiple dwellings to use the required off-street parking space in preference to on-street parking spaces, entrances to buildings containing multiple dwellings shall be provided in locations that are *at least* as direct and convenient to the required off-street parking spaces as are the fronting streets.
2. Hospitals shall have one (1) visitor parking space per two (2) patient beds, plus one (1) parking space for each employee at work in the hospital during daylight hours.
3. Medical, dental, or other health-care clinics shall have four (4) parking spaces per staff doctor or health practitioner plus one (1) parking space for each support-staff employee at work on the premises during daylight hours.
4. Nursing homes, residential treatment centers, residential facilities for persons with a disability, and residential facilities for elderly persons shall have one (1) visitor parking space per four (4) patron beds, two (2) parking spaces for any resident family, and one (1) parking space for each employee coming to work during daylight hours.
5. Hotels, lodges, and other buildings having sleeping accommodations provided on a daily, weekly or monthly basis shall have one (1) parking space per sleeping room or unit, plus one (1) parking space for each employee at work on the premises during daylight hours.
6. Churches shall have one (1) parking space per three (3) seating spaces in the main assembly room.
7. Theaters, auditoriums, sport arenas, and places of assembly shall have one (1) parking space per two (2) people based on the design capacity of the structure.
8. Commercial recreation uses shall have one (1) parking space per two (2) patrons, based on the design capacity of the facility.
9. Private clubs and lodge halls without overnight accommodations shall have one (1) parking space per two (2) persons based on the design capacity of the facility.
10. Restaurants, cafes, taverns, and other walk-in food and beverage

establishments shall have one (1) parking space per two hundred(200) square feet of floor area.

11. Drive-in eating places (those with a service window or employee to deliver food directly to the vehicle) shall have at least seven (7) parking spaces plus one (1) parking space per two hundred (200) square feet of floor area for any walk-in eating areas.
12. Professional offices and other business buildings not specifically mentioned elsewhere in this subsection shall have one (1) parking space per two hundred (200) square feet of office floor.
13. Government office buildings shall have one (1) parking space for each employee plus one (1) space for each two hundred (200) square feet of floor area open to public visitation.
14. Retail stores and personal service shops shall have parking space at the rate of five(5) parking spaces per one thousand (1,000) square feet of floor area.
15. Industrial, manufacturing, warehousing, and wholesale establishments shall have one (1) parking space per two (2) employees based on the largest shift.
16. Automobile wrecking yards shall have five (5) parking spaces.
17. Produce stands shall have five (5) parking spaces.
18. Veterinarian offices and facilities shall have two (2) parking spaces plus four (4) parking spaces times the number of veterinarians on the staff.
19. Uses not listed--for any occupied building or structure, or any recreational or other open land where people will be present, and the parking requirements are not listed above, the number of required parking spaces shall be determined by the Zoning Administrator using comparable parking space needs to those uses listed in this section or other parking data available for the specific use intended.

C. LOCATION AND CONTROL OF PARKING FACILITIES

The off-street parking spaces required by this ordinance shall be located on the same lot or parcel of land as the use it is intended to serve.

Exception: the Zoning Administrator may approve a separate parcel for parking use if he finds that the following standards are met:

1. There is a case of practical difficulty in placing all of the parking spaces on the same parcel as the main use to be served.
2. The additional parcel is an adjacent parcel, or a parcel lying within two hundred (200) feet of the lot with the main use served by the parking spaces, and it shall be substantially equivalent in safety and ease of accessibility as parking on the main lot.
3. The additional parcel is in the same ownership or leasehold as the lot with the main use to be served and will be maintained for parking as long as the main use exists. A deed restriction or equivalent document executed by the owners, which limits the offsite parcel to parking use, shall be filed with the County Recorder and remain in effect during the life of the main use.
4. Parking and loading facilities may be located any place on the premises except for areas that are required to be landscaped. In a residential zone no more than thirty percent (30%) of the area contained within a required front yard shall be used for the parking of automobiles.

D. COMPUTATION OF REQUIRED PARKING SPACES

For the purpose of computing off-street parking spaces which are required by this ordinance, the following rules shall apply:

1. Fractions shall be rounded up to the nearest whole number of parking spaces.
2. Floor area shall mean gross floor area, unless otherwise specified.
3. In stadiums, sports arenas, churches, and other places of assembly in which benches or pews are used in place of seats, each eighteen (18) inches of length of such benches or pews shall be counted as (1) seat.
4. In the event that two (2) or more uses occupy the same zoning lot or parcel of land at the same time, the total requirements for off street parking and off-street loading space shall be the sum of the requirements for each of the individual uses.

E. ACCESS TO PARKING FACILITIES

1. Except for driveways into the lot, parking lots shall be separated from thoroughfares.
2. Access driveways shall be provided for ingress and egress from all parking and loading facilities. Each parking and loading space shall be easily accessible to the intended user.
3. Forward travel to and from parking facilities from a dedicated street or alley shall be required for all uses, except for parking which has been provided in connection with one-family dwellings. The parking area shall be adequate to facilitate the turning of vehicles to permit forward travel upon entering a street.
4. Access to all off-street parking facilities shall be designated in a manner which will not interfere with the movements of vehicular and pedestrian traffic.

F. CIRCULATION WITHIN A PARKING AREA

Circulation within a parking area shall comply with the following requirements:

1. Parking areas with more than one (1) aisle must be so arranged that a car need not enter the street to reach another aisle within the same parking area.
2. Directional signs shall be required to differentiate between entrance and exit access points to the street.

G. LIGHTING OF PARKING AREAS

Any lighting used to illuminate off-street parking facilities shall be accomplished by shielded light sources to direct the light down and away from the adjoining premises.

H. CONTINUING OBLIGATION

The required off-street parking and loading facilities shall be a continuing obligation of the property owner as long as the main use served by the facilities continues. It shall be unlawful for an owner of any building or use to discontinue or dispense with the required vehicle parking or loading facilities without providing other vehicle parking or loading facilities which meet the requirements of this ordinance.

I. PLOT PLAN APPROVAL REQUIRED

At the time a building permit is requested for any building or structure, or at the time the use of land is changed which requires additional off street parking, a plot plan shall be submitted showing the location and layout of the required parking spaces along with access aisles and driveways. The Zoning Administrator shall not approve

the plot plan and permit if he/she finds that the layout is such that some or all of the required spaces cannot be readily used by standard-sized automobiles or that the plan does not comply with the requirements for off-street parking as set forth in this land use ordinance.

3-16: OFF-STREET LOADING SPACE REQUIRED

Every building having a gross floor area of five thousand (5,000) square feet or more which receives or distributes goods, materials, merchandise, or supplies by vehicle, shall be provided with at least one (1) off-street loading space. One (1) additional loading space shall also be provided for each additional twenty thousand (20,000) square feet of gross floor area of such building or for each vehicle which must be loaded or unloaded at the same time, whichever requirement is greater. Each required off-street loading space shall be not less than ten (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height.

3-17: SETBACKS FROM STREETS

The required distance from which buildings and structures (other than fences, landscape features, and public facilities shall be setback from public streets shall be:

- A. One hundred (100) feet from the center line of any city street, county road or state road designated as an "arterial" street in the adopted county general plan, (or 50 feet from the right-of-way line, whichever is greater);
- B. Sixty-three (63) feet from the center line of any city street, county road or state road designated as a "collector" street in the adopted county general plan (or 30 feet from the right-of-way line, whichever is greater); and
- C. Fifty-eight (58) feet from the center line of all other public streets (or 30 feet from the right-of-way line, whichever is greater).

3-18: LOCATION OF STRUCTURES AND PENS CONTAINING FARM ANIMALS

- A. No structure used for farm animals (specifically domestic livestock, poultry, or mink or other fur bearing animals) shall be constructed or maintained closer than fifty (50) feet to an existing dwelling.
- B. No structure used for farm animals, feed yard, corral, pen, or coop shall be constructed or maintained closer than twenty (20) feet to any open waterway that drains into a natural stream. Surface drainage from feed yards, corrals, pens, or coops shall not be permitted to drain into a waterway that drains, either directly or indirectly, into a natural stream or lake.

3-19: FENCES AND WALLS

- A. Notwithstanding the setback, yard, and height requirements for structures otherwise stated in the land use ordinance, fences, gates, walls, hedges, berms, and other unroofed landscaping appurtenances may be located on the property line or in the yard between the building setback line and the property line provided:
 - 1. The maximum height above natural grade for a sight-obscuring fence, gate, wall, hedge, berm, or similar unroofed landscape feature is:
 - a. Three (3) feet where such fence or other feature is located between a public street and the setback line required for dwellings and other structures, or
 - b. Eight (8) feet where such fence or other feature is located farther from a public street than the distance of the setback line for

dwellings and other structures.

Exception: On corner lots, or lots which are bordered by more than one public street, the sight-obscuring fence or other feature located on the non-fronting public street, or the public street which does not provide the required frontage for the dwelling or structure on the lot, may be eight (8) feet on the property line or public street right-of-way line to within thirty (30) feet of the front property line or the frontage of the public street right-of-way line.

2. The maximum height above natural grade for a wire fence which is not sight-obscuring is eight (8) feet.
Otherwise, all such fences, walls, hedges, berms, and other landscape features shall meet the setback, yard, and height requirements for structures in the zone in which they are located.
 3. Gated access entries require design approval from the Utah County Engineer and the Utah County Fire Marshal for minimum gate width, minimum height for gates with overhead cross-members, and additional gate setbacks for vehicles to be completely clear of the county or state road while parked and waiting for the gate to open.
- B. In all zones, fences, gates and/or walls adjacent to county roads shall be set back at least a minimum of half the required right-of-way width from the centerline of the road.

Part II:

The Utah County Land Use Ordinance, as amended herein, is hereby adopted in book form and a copy of said Utah County Land Use Ordinance is hereby ordered to be filed in the office of the Utah County Clerk/Auditor.

Part III:

If any of the sections, sentences, clause or provisions of this ordinance shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained herein.

Part IV:

This ordinance shall become effective fifteen (15) days after it is passed, and upon at least one (1) publication in a newspaper published in and having general circulation in Utah County.

PASSED and ordered published this 29th day of January, 2008

UTAH COUNTY COMMISSION

VOTE


GARY J. ANDERSON, CHAIR

Aye


LARRY A. ELLERTSON, COMMISSIONER

Aye

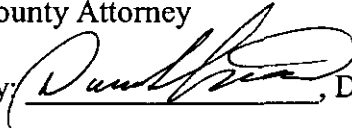

STEVE WHITE, COMMISSIONER

Aye

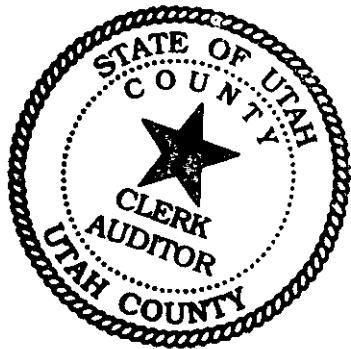
ATTEST:
BRYAN E. THOMPSON
County Clerk/Auditor

APPROVED AS TO FORM:
JEFFREY R. BUHMAN
County Attorney

By:  Deputy

By: , Deputy

Date of Publication: Once only, as soon as possible



PROOF OF PUBLICATION

from

The Daily Herald

STATE OF UTAH } SS.
Utah County

NOTICE

ORDINANCE NO. 2008-2 WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, ON JANUARY 29, 2008, AMENDING CHAPTER 3; SUPPLEMENTARY REQUIREMENTS AND PROCEDURES APPLICABLE WITHIN ZONES, SECTIONS 3-1 TO 3-20, OF THE UTAH COUNTY LAND USE ORDINANCE.

A COMPLETE COPY OF THE ORDINANCE IS AVAILABLE AT THE COUNTY CLERK/AUDITOR'S OFFICE. COMMISSIONER STEVE WHITE, COMMISSIONER GARY J. ANDERSON, AND COMMISSIONER LARRY A. ELERTSON VOTED IN FAVOR OF THE ORDINANCE.

Legal Notice 313173 Published in The Daily Herald February 24, 2008.

I, Rowena A. Adams, being first duly sworn depose and say that I am the Legal Billing Clerk of the Daily Herald, a newspaper of general circulation, published seven times each week at Provo, Utah, County of Utah; that the notice attached hereto, 313173-NOTICE ORDINANCE NO. , and which is a copy, was published in said newspaper, the first publication having been made on the 24th day of February, 2008, and the last on the 24th day of February, 2008; that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and the same was published in the newspaper proper and not in the supplement.

Rowena A. Adams

Subscribed and sworn before me
this 24th day of February, 2008.

Debbie L. Chandler

Notary Public

Residence: Spanish Fork, UT

My commission expires 05/18/2009

